

1 BILL NO. R-83-12-22

2 DECLARATORY RESOLUTION NO. R-130-83

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 Lot "J" in Merchandise Place, according
13 to the plat thereof, recorded in Plat
14 Book 29, pages 146-148, in the Office
15 of the Recorder of Allen County, Indiana,
16 EXCEPT that part by metes and bounds de-
17 scribed as follows, to-wit:

18 Commence at the Southeast corner of said
19 Lot "J"; thence Northerly along the
20 Easterly line of said Lot "J" along a
21 14 degree 56.2 minute circular curve to
22 the left, an arc distance of 212.4 feet
23 to a point of compound curve; thence
24 continuing Northwesterly on a 42 degree
25 41.3 minute circular curve to the left,
26 an arc distance of 91.2 feet; thence
27 Southwesterly on a line directed toward
28 the Southwest corner of said Lot "J",
29 a distance of 319.6 feet to the Southwest
30 corner thereof; thence Easterly along
31 the South line of said Lot "J", a distance
32 of 239.1 feet to the point of beginning;
containing 40,980 square feet or, 0.941
acre, more or less, of land;

The subject parcel herein containing
47,908 square feet or, 1.099 acres, more
or less, of land;

said property more commonly known as Lot J, Merchandise Place,
Fort Wayne, Indiana; and

WHEREAS, recommendations have been received from the
Committee on Finance and the Department of Economic Development
concerning said Resolution;

WHEREAS, notice of the adoption and substance of said
Resolution has been published in accordance with I.C. 5-3-1 and

1 Page Two

2
3 a public hearing has been conducted on said Resolution;

4 WHEREAS, if said Resolution involves an area that has
5 already been designated an allocation area under I.C. 36-7-14-39,
6 the Fort Wayne Redevelopment Commission has adopted a Resolution
7 approving the designation.

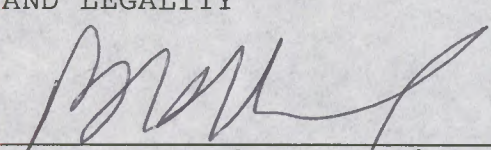
8 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
9 THE CITY OF FORT WAYNE, INDIANA:

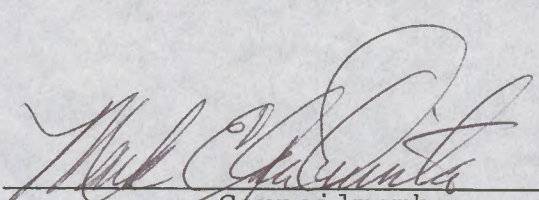
10 SECTION 1. That, the Resolution previously designating
11 the above described property an "Economic Revitalization Area" is
12 confirmed in all respects.

13 SECTION 2. That, the above described property is here-
14 by declared an "Economic Revitalization Area" pursuant to I.C. 6-
15 1.1-12.1, said designation to begin on the effective date of this
16 Resolution and continue for one (1) year. Said designation shall
17 terminate at the end of that one (1) year period.

18 SECTION 3. That this Resolution shall be in full force
19 and effect from and after its passage and any and all necessary
20 approval by the Mayor.

21
22
23 APPROVED AS TO FORM
24 AND LEGALITY

25
26 
27 Bruce O. Boxberger, City Attorney
28
29
30
31
32


Councilmember

Read the first time in full and on motion by GiaQuinta,
seconded by Stier, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on Tuesday, the 27th day of
December, 1983 at 7:30 o'clock P.M., E.S.T.

DATE: 12-13-83

Sandra E. Kennedy
CITY CLERK

Read the third time in full and on motion by GiaQuinta,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHOMBURG</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCRUGGS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 12-27-83

Sandra E. Kennedy
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)
(APPROPRIATION) ORDINANCE (RESOLUTION) NO. Q-130-83
on the 27th day of December, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy
CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 28th day of December, 1983, at the hour of
1:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
CITY CLERK

Approved and signed by me this 28th day of December
1983, at the hour of 4 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

R. E. SCHUBEL
 LILLIAN E. SCHUBEL
 6220 CORDAVA CT. 749-9409
 FORT WAYNE, INDIANA 46815

3818
 11/1 1983 71-27749

PAY TO THE ORDER OF City of Fort Wayne \$ 50 ⁰⁰/₁₀₀
Fifty and 00/100 DOLLARS

LINCOLN NATIONAL BANK
 P.O. BOX 950 FORT WAYNE, INDIANA 46801

MEMO R. E. Schubel

⑆074900275⑆ 1 627 242 1 3818

No 5 November 1 1983
 Received from Robert E. Schubel
Fifty and 00/100 Dollars
Tax Abatement Application
\$50.00 Fred Z...

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Robert E. Schubel / Lillian E. Schubel
2. Owner(s) same
3. Address of Owner(s) 6220 Cordava Ct.,
Fort Wayne, Indiana 46815
4. Telephone Number of Owner(s) () 749-9409
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant _____

7. Telephone number of Applicant () _____
8. Address of Property Seeking Designation Lot J Merchandise Place
9. Legal Description of Property Proposed for Designation (may be attached) _____
See Attached
10. Townwhip 31
11. Taxing District _____

12. Current Zoning M-2
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? vacant lot
- _____
- _____
- b. What Structure(s) (if any) are on the property? none
- _____
- _____
- b. What is the condition of this structure/these structures? _____
- _____
15. Current Assessed Value of Real Estate _____
- a. Land \$ 9,100.00
- b. Improvements _____
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- none *were paid; no del.*
17. Description of Proposed Improvements to the Real Estate _____
- Office and Warehouse 12,500 sq. ft.
- _____
- _____
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- 11-15-83
- b. When is completion expected? 4-15-84
19. Cost of Project (not including land costs) \$305,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 38

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Sales, Service, Office

c. Anticipated time frame for reaching employment level stated above?

10-1-84

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) none

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Merchandise Place is in the city of Fort Wayne
which is in a depressed state. With
the development of this project it will
help the city to grow and lower
unemployment.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Employ more people

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

\$ 225,000.00 from Lincoln Bank

\$ 80,000.00 CDC

I hereby certify that the information and representation on this Application are true and complete.

Robert E. Schudel
Signature(s) of Owners

10/31/83
Date

William E. Schudel

10-31-83

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing: _____

Date of Building Permit: _____

Approved or Denied? Date: _____

Allocation Area: _____

LAW OFFICES

ROTHBERG, GALLMEYER, FRUECHTENICHT & LOGAN

GEORGE E. FRUECHTENICHT
THOMAS D. LOGAN
JOHN H. HEINEY
VERN E. SHELDON
DONALD M. AIKMAN
MARTIN T. FLETCHER
DAVID A. TRAVELSTEAD
RICHARD D. ROBINSON

THOMAS M. GALLMEYER
RICHARD E. FOX
RICHARD H. BLAICH
F. L. DENNIS LOGAN
SCOTT T. NIEMANN
DAVID R. SMELKO
DENNIS F. DYKHUIZEN
T. RUSSELL STRUNK, JR.

P. O. Box 11647

AREA CODE 219
TELEPHONE 422-9454

INDIANA BANK BUILDING
FORT WAYNE, INDIANA
~~XXXX~~ 46859

THOMAS A. GALLMEYER
(1922-1981)

SOL ROTHBERG
OF COUNSEL

September 21, 1983

Mr. Robert E. Schubel
c/o A. B. Dick Products
of Fort Wayne, Inc.
1707 South Harrison Street
Fort Wayne, Indiana 46804

Re: Purchase of real estate located in
Merchandise Place, Fort Wayne, Indiana

Dear Mr. Schubel:

At your request, I have examined an abstract of title finally continued and certified to date of August 18, 1983 at 4:00 P.M. by First Land Title Company of Fort Wayne, Inc., abstracters, for the following-described real estate in Allen County, Indiana, to-wit:

Lot "J" in Merchandise Place, according to the plat thereof, recorded in Plat Book 29, pages 146-148, in the Office of the Recorder of Allen County, Indiana, EXCEPT that part by metes and bounds described as follows, to-wit:

Commence at the Southeast corner of said Lot "J"; thence Northerly along the Easterly line of said Lot "J" along a 14 degree 56.2 minute circular curve to the left, an arc distance of 212.4 feet to a point of compound curve; thence continuing Northwesterly on a 42 degree 41.3 minute circular curve to the left, an arc distance of 91.2 feet; thence Southwesterly on a line directed toward the Southwest corner of said Lot "J", a distance of 319.6 feet to the Southwest corner thereof; thence Easterly along the South line of said Lot "J", a distance of 239.1 feet to the point of beginning; containing 40,980 square feet or, 0.941 acre, more or less, of land;

The subject parcel herein containing 47,908 square feet or, 1.099 acres, more or less, of land.

BILL NO. R-83-12-22

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN
~~ORDINANCE~~ A DECLARATORY RESOLUTION confirming the designation of
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

Mark E. Giaquinta

JAMES S. STIER, VICE CHAIRMAN

John

JANET G. BRADBURY

Janet G. Bradbury

SAMUEL J. TALARICO

Samuel J. Talarico

DONALD J. SCHMIDT

Donald J. Schmidt

*Concurred
12-27-83*

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-83-12-22

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the de-

signation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

(Said property more commonly known as Lot J, Merchandise Place -

Robert E. & Lilliam E. Schubel)

EFFECT OF PASSAGE A presently empty lot will be utilized and the

development of this project will help the City to grow and lower
unemployment.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$305,000.00 (not in-

cluding land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

December 14, 1983

Ms. Mary Gabet
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date of
December 17, 1983, in both the News Sentinel and Journal
Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Resolutions	No.	
		R-83-12-31 & R-83-12-32
"	"	R-83-12-29 & R-83-12-30
"	"	R-83-12-27 & R-83-12-28
"	"	R-83-12-25 & R-83-12-26
"	"	R-83-12-23 & R-83-12-24
"	"	R-83-12-21 & R-83-12-22
"	"	R-83-12-19 & R-83-12-20
"	"	R-83-12-17 & R-83-12-18

Please send us 4 copies of each of the above Publisher's
Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 8

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-83-12-21 AND R-83-12-22)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on December 13, 1983,
date

designating property at Lot J, Merchandise Place - Robert E.
& Lillian E. Schubel

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, December 27, 1983, 7:30 P.M. -
date, time & place
Room 128 - City-County Building, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)

To JOURNAL-GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines	
Head number of lines	5
Body number of lines	23
Tail number of lines	2
Total number of lines in notice	30

COMPUTATION OF CHARGES

30 lines, 1 columns wide equals 30 equivalent lines at 215¢ cents per line	\$ 6.45
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra	1.00
TOTAL AMOUNT OF CLAIM	\$ 7.45

DATA FOR COMPUTING COST

Width of single column 9.6 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Dec. 17 19 83

Title CLERK

Form 904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA town in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

12/17/83

Subscribed and sworn to me before this 17th day of December 1983

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-83-12-21
AND R-83-12-22)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on December 13, 1983, designating property at Lot J, Marchandise Place - Robert E. & Lillian E. Schubelman an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 27, 1983 - 7:30 P.M. Room 128 - City-County Building, Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

12/17

Fort Wayne Common Council

To NEWS-SENTINEL Dr.

(Governmental Unit)

Allen

County, Ind

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

523230

COMPUTATION OF CHARGES

30 lines, 1 columns wide equals 30 equivalent lines at .215¢ \$ 6.45
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM.

\$ 7.45

DATA FOR COMPUTING COST

Width of single column 9.6 picasSize of type 6 pointNumber of insertions 1Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89, Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla RoseDate Dec. 17 19 83Title CLERK

Form 903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that she is CLERK of theNEWS-SENTINEL
DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA townin state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:12/17/83Subscribed and sworn to me before this 17th day of December 19 83

Notary Public

My commission expires November 29, 1985NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-83-12-21
AND R-83-12-22)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on December 13, 1983, designating property at Lot J, Merchandise Place - Robert E. & Lillian E. Schubel as Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 27, 1983 - 7:30 P.M. Room 128 - City-County Building, Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

12/17